104.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	721,300 / 721,300
					USE VALUE:	721,300 / 721,300
					ASSESSED:	721,300 / 721,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
350		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOMENICHELLA PAUL/JEANNE M
Owner 2:	
Owner 3:	
Street 1:	350 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONNEELY MARTIN K -
Owner 2:	CONNEELY KERRI-LYNN -
Street 1:	350 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,787 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 2294 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6787.000	284,800		436,500	721,300
Total Card	0.156	284,800		436,500	721,300
Total Parcel	0.156	284,800		436,500	721,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 314.48 | /Parcel: 314.4

Legal Description

User Acct 67206

GIS Ref

GIS Ref

Insp Date 02/10/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 104.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	284,700	0	6,787.	436,500	721,200	721,200	Year End Roll	12/18/2019
2019	101	FV	246,600	0	6,787.	436,500	683,100	683,100	Year End Roll	1/3/2019
2018	101	FV	246,600	0	6,787.	374,200	620,800	620,800	Year End Roll	12/20/2017
2017	101	FV	246,600	0	6,787.	349,200	595,800	595,800	Year End Roll	1/3/2017
2016	101	FV	246,600	0	6,787.	299,300	545,900	545,900	Year End	1/4/2016
2015	101	FV	245,400	0	6,787.	268,200	513,600	513,600	Year End Roll	12/11/2014
2014	101	FV	245,400	0	6,787.	248,200	493,600	493,600	Year End Roll	12/16/2013
2013	101	FV	245,400	0	6,787.	236,700	482,100	482,100		12/13/2012

!8297!

PRINT

Date	Time
12/10/20	22:52:34

LAST REV

Date	Time
07/25/19	10:14:14

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8297

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONNEELY MARTIN	33156-314		6/16/2001		460,000	No	No		
PAPASEDERO SAND	28698-88		6/12/1998		253,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2008	438	New Wind	4,680			G9	GR FY09	
6/29/1998	421	Manual	3,000					REROOF/GUTTERS/REM

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2009	Meas/Inspect	345	PATRIOT
10/2/2008	MEAS&NOTICE	BS	Barbara S
9/14/2001	MLS	MM	Mary M
11/10/1999	Mailer Sent		
10/25/1999	Measured	264	PATRIOT
2/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	67206
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6787		Sq. Ft.	Site		0	70.	0.92	4									436,527						436,500	

Total AC/HA: 0.15581 | Total SF/SM: 6787 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 436,527 | Spl Credit | Total: 436,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	129.533
Other Features:	99500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	349899
Depreciation:	65081
Depreciated Total:	284817

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	

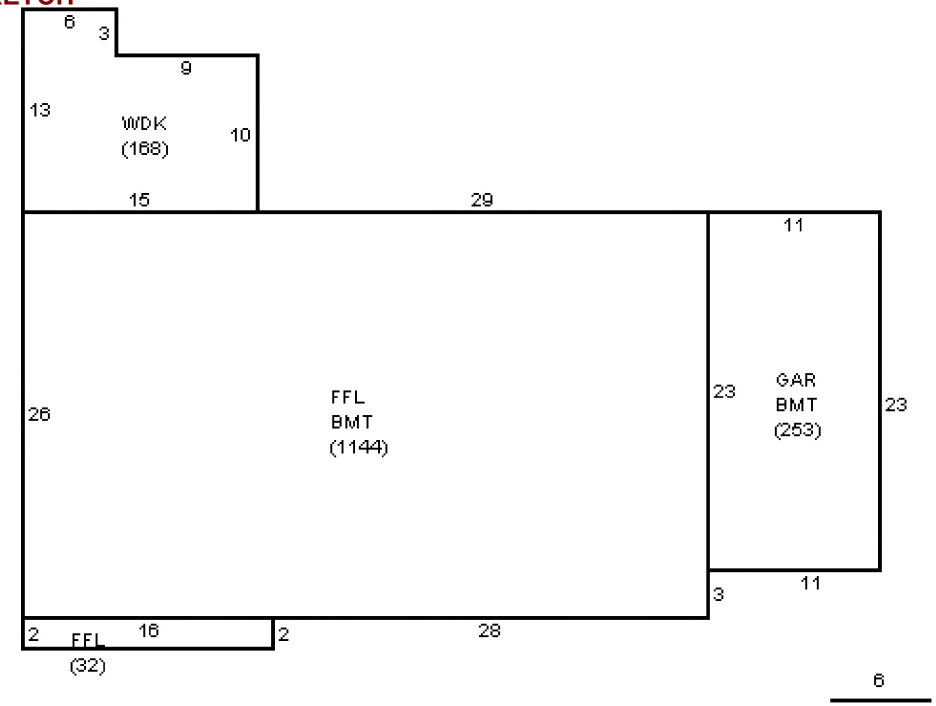
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	129.53
Special Features:	0	Val/Su Net:	95.12
Final Total:	284800	Val/Su SzAd	242.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,397	64.200	89,682
FFL	First Floor	1,176	129.530	152,330
GAR	Garage	253	25.130	6,358
WDK	Deck	168	12.070	2,028
	Net Sketched Area:	2,994	Total:	250,398
Size Ad	1176	Gross Are	2994	FinArea 2294

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	